

IN RE: PETITIONS FOR SPECIAL HEARING) * BEFORE THE
AND VARIANCE – SE/S Pulaski Highway, *
206.72' NE of Mohrs Lane * DEPUTY ZONING COMMISSIONER
(10019 Pulaski Highway) *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Case No. 99-125-SPHA
Melvin Bunting *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Melvin Bunting. The Petitioner seeks approval of a modification to the previously approved site plan in prior Case No. 91-77-SPHA, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 102.2, 238.2 and 255.1 to permit the proposed addition to Building D to be located 2 feet from the side property line and 9 feet from the rear property line in lieu of the required 30 feet each; to permit proposed new storage Building B to be located 5 feet from the side property line in lieu of the required 30 feet, and previously approved 22 feet, pursuant to the relief granted in Case No. 91-77-SPHA, and to permit the proposed addition to Building D to be located 12 feet from Building C in lieu of the 14 feet allowed in prior Case No. 91-77-SPHA. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Melvin Bunting, property owner, and William P. Monk, the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area

ORDER RECEIVED FOR FILING
Date 12/2/13
By [Signature]

of 1.34 acres, more or less, split zoned B.R.-A.S., M.L.-A.S. and M.L.-I.M. The property is improved with three buildings containing office space, storage space and the manufacturing/fabrication operation for the Petitioner's business known as Bunting Door and Hardware. Mr. Bunting testified that he has been in the business of supplying and installing commercial doors for many years and is in need of additional warehouse space at the subject location. Pursuant to prior Case No. 91-77-SPHA, the Petitioner was granted variance relief for the existing buildings and proposed additions thereto. However, the Petitioner has outgrown those buildings and finds it necessary to create additional storage/warehouse space on the subject property. In accordance with the site plan submitted, the Petitioner proposes to expand existing Building B to create a new storage building and construct an addition to existing storage Building D. Testimony and photographs of the property demonstrated that the Petitioner has outgrown the existing buildings to the extent that he has had to store materials outside. Thus, it is clear that additional storage space is needed. However, due to the location of the existing improvements on the property, the requested special hearing and variance relief are necessary in order to proceed.

At the hearing, the Petitioner discussed the substance of the comments submitted by the Office of Planning, dated October 7, 1998, in which they noted that all of the landscaping required pursuant to the prior Order had not yet been installed. On behalf of Mr. Bunting, Mr. Monk testified that the delay in landscaping the property was caused by the installation of gas lines in the area where the landscaping was to take place. Mr. Bunting did not want to risk losing the landscaping as a result of the installation of the gas lines, and thus, opted to wait until that construction was completed. Mr. Monk further indicated that all of the required landscaping pursuant to the prior Order has since been installed on the property. Additional photographs of the property demonstrated that Mr. Bunting maintains his business in a neat and orderly fashion.

ORDER RECEIVED FOR FILING
Date 12/2/98
By [Signature]

It is clear that the proposed modifications will allow Mr. Bunting to keep his business at this location and store all of his merchandise indoors.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the proposed modifications to the previously approved site plan and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the special hearing and variance relief shall be granted.

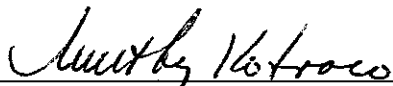
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of December, 1998 that the Petition for Special Hearing

seeking approval of a modification to the previously approved site plan in prior Case No. 91-77-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 102.2, 238.2 and 255.1 to permit Building D addition to be located 2 feet from the side property line in lieu of the required 30 feet; to permit Building D addition to be located 9 feet from the rear property line in lieu of the required 30 feet; to permit Building B to be located 5 feet from the side property line in lieu of the required 30 feet, and previously approved 22 feet, pursuant to Case No. 91-77-SPHA, and to permit Building D addition to be located 12 feet from Building C in lieu of the 14 feet permitted in prior Case No. 91-77-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/2/13
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 1, 1998

Mr. Melvin Bunting
10019 Pulaski Highway
Baltimore, Maryland 21220

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S Pulaski Highway, 206.72' NE of Mohrs Lane
(10019 Pulaski Highway)
15th Election District - 5th Councilmanic District
Melvin Bunting - Petitioner
Case No. 99-125-SPHA

Dear Mr. Bunting:

Enclosed please find a copy of the decision rendered in the aboved-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk
222 Bosley Avenue, Suite B-6, Towson, Md. 21204

People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

10019 Pulaski Highway

which is presently zoned

BR-AS, ML-AS,
ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

modifications to the plan approved in Case #91-77 SPHA.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Melvin Bunting

(Type or Print Name)

Signature

(Type or Print Name)

Signature

10019 Pulaski Highway (410) 574-8123

Address

Phone No.

Baltimore, MD 21220

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

William Monk, Inc.

Name

222 Bosley Ave., Ste. B-6

Address

Towson, MD 21204

(410) 494-8931

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

**Drop Off
No Review
7/24/98
UC**



99-125-SPHA

ORDER RECEIVED FOR FILING
Date 7/24/98
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10019 Pulaski Highway

which is presently zoned BR-AS, ML-AS,
ML-IM

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 102.2, 238.2 & 255.1:

- To permit building D addition to be located 2' from side property line in lieu of required 30'.
 - To permit building D addition to be located 9' from rear property line in lieu of required 30'.
 - To permit building B to be located 5' from side property line in lieu of required 30' and previously approved 22' (Case #91-77 SPHA).
 - To permit building D addition to be located 12' from building C in lieu of the permitted 14' as approved of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) in Case #91-77 SPHA).
- Irregular lot configuration and locations of existing materials storage buildings creates unique site conditions and a

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

Melvin Bunting
(Type or Print Name)

Signature

Melvin Bunting
Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

10019 Pulaski Highway (410) 574-8123

Address Phone No

Baltimore, MD 21220

City State Zipcode
Name, Address and phone number of representative to be contacted.

William Monk, Inc.

Name 222 Bosley Ave., Ste. B-6
Towson, MD 21204 (410) 494-8931
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING
Date 12/24/98
By [Signature]

**DROP-OFF
No Review**

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

**9/24/98
uc**

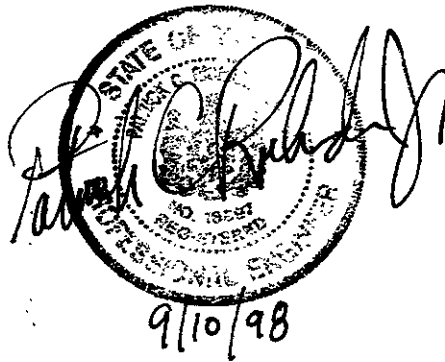
99-125-SPHA

**ZONING DESCRIPTION
BUNTING DOOR AND HARDWARE
1.21 ACRE PARCEL MORE OR LESS
SOUTHEAST SIDE OF PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD**

BEGINNING AT A POINT on the southeast side of Pulaski Highway at a distance of 206.72 feet measured northeasterly along the southeast side of Pulaski Highway from the northeast side of Mohrs Lane, thence binding on said southeast side of Pulaski Highway 1) north 40 degrees 55 minutes 57 seconds east 201.66 feet, thence leaving said southeast side and running for lines of the division the 5 following courses and distances:

- 2) south 55 degrees 34 minutes 23 seconds east 463.69 feet,
- 3) south 23 degrees 45 minutes 17 seconds west 12.71 feet,
- 4) north 67 degrees 17 minutes 43 seconds west 219.43 feet,
- 5) south 27 degrees 57 minutes 17 seconds west 85.00 feet,
- 6) north 67 degrees 17 minutes 43 seconds west 289.66 feet to the point of beginning.

CONTAINING 1.21 acres of land more or less.



44-125-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 058747

DATE 9/24/98

ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: Bunting Door & Hardware Company, Inc.

FOR: SPECIAL HEARING & VARIANCE #125

10019 Pulaski Highway
Drop-Off -- No Review Case #99-125-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION

TIME

9/25/1998 9/24/1998 16:31:05

RECEIVED CASHIER PAID PER DRAWER 3

5 MISCELLANEOUS CASH RECEIPT

Receipt # 059776 OFLN

CR NO. 058747

500.00 CHECK: FN

Baltimore County, Maryland

CASHIER'S VALIDATION

AK92-251-PA

CERTIFICATE OF POSTING

RE: Case # 99-125-SPHA
Petitioner/Developer:
(Melvin Bunting)
Date of Hearing/Closing:
(Nov. 9, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

10019 Pulaski Highway Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ Oct. 24, 1998 _____
(Month, Day, Year)

Sincerely,

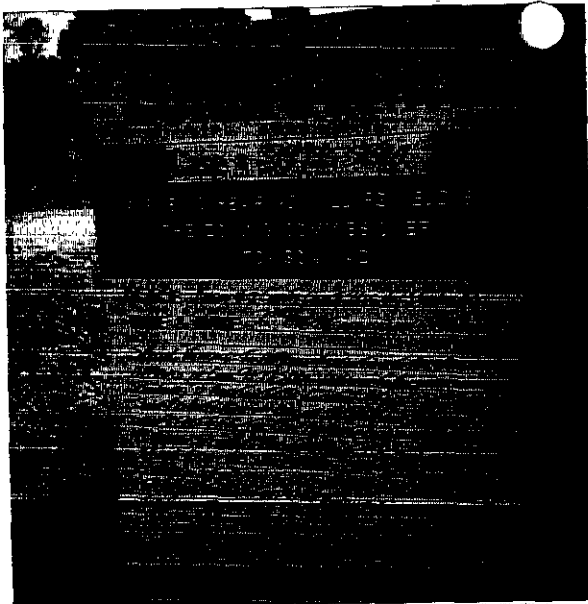

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #68-125-SPHA
10019 Pulaski Highway
SEFS - Pulaski Highway, approximately 208' NE of NE/S Mohrs Lane
15th Election District
6th Councilman's District
Legal Owner(s):
Melvin Bunting

Special Hearing: to approve modifications to the plan approved in case 61-77-SPHA. Variance to permit Building D addition to be located 2' feet from the side property line in lieu of the required 30 feet and 9 feet from the rear property line in lieu of the required 30 feet to permit Building B to be located 5 feet from the side property line in lieu of the required 30 feet and to permit Building D addition to be located 12 feet from Building C in lieu of the permitted 14 feet as approved in case number 61-77-SPHA.

Hearing Monday, November 9, 1968 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Dostley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call (410) 887-3353. (2) For information concerning the file and/or hearing, please call (410) 887-3391.

10/380 Oct. 22 C267676

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/22, 1998.

THE JEFFERSONIAN.

A. Henrickson

LEGAL AD. - TOWSON

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
10019 Pulaski Highway, SE/S Pulaski Hwy, appx.
206' NE of NE/S Mohrs Ln, 15th Election District,
5th Councilmanic

Legal Owners: Melvin Bunting

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-125-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1998

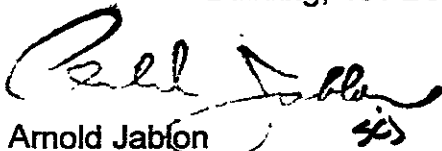
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-125-SPHA
10019 Pulaski Highway
SE/S Pulaski Highway, approximately 206' NE of NE/S Mohrs Lane
15th Election District – 5th Councilmanic District
Legal Owner: Melvin Bunting

Special Hearing to approve modifications to the plan approved in case 91-77-SPHA.
Variance to permit Building D addition to be located 2 feet from the side property line in lieu of the required 30 feet and 9 feet from the rear property line in lieu of the required 30 feet; to permit Building B to be located 5 feet from the side property line in lieu of the required 30 feet; and to permit Building D addition to be located 12 feet from Building C in lieu of the permitted 14 feet as approved in case number 91-77-SPHA.

HEARING: Monday, November 9, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Melvin Bunting
William Monk, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 25, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
October 22, 1998 Issue - Jeffersonian

Please forward billing to:
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

410-494-8931

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-125-SPHA
10019 Pulaski Highway
SE/S Pulaski Highway, approximately 206' NE of NE/S Mohrs Lane
15th Election District – 5th Councilmanic District
Legal Owner: Melvin Bunting

Special Hearing to approve modifications to the plan approved in case 91-77-SPHA. Variance to permit Building D addition to be located 2 feet from the side property line in lieu of the required 30 feet and 9 feet from the rear property line in lieu of the required 30 feet; to permit Building B to be located 5 feet from the side property line in lieu of the required 30 feet; and to permit Building D addition to be located 12 feet from Building C in lieu of the permitted 14 feet as approved in case number 91-77-SPHA.

HEARING: Monday, November 9, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-125-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve modifications to the plan approved in
case #91-77-SPHA. Variance to permit Building D addition to be located 2
feet from the side property line in lieu of the required 30 feet and 9 feet from
the rear property line in lieu of the required 30 feet; to permit Building B to
be located 5 feet from the side property line in lieu of the required 30 feet;

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

and to permit Building D addition to be located 12 feet from Building C in lieu
of the permitted 14 feet as approved in case no. 91-77-SPHA.

sem
11/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: October 7, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 10019 Pulaski Highway

INFORMATION:

Item Number: 125

Petitioner: Melvin Bunting

Zoning: BR-AS, ML-AS, and ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request provided that the site is brought into full compliance with the approved landscape plan dated August 2, 1991. The landscaping indicated on that plan has been installed on the northwest portion of the site; however, additional required landscaping has not been planted on the southwest portion of the site (see attached section of 8/2/91 approved landscape plan). Therefore, this office recommends that no final action be taken on this matter until such time as the petitioner is able to demonstrate that the subject property is in full compliance with the 1991 approved landscape plan.

Section Chief:



AFK/JL:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BOSLEY NE

SUITE B-6

TOWSON, MD 21204

Melvin Bunting

10015-19 Palaski Hwy

Baltimore, Md. 21220



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

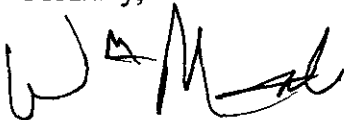
September 21, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning application drop-off
10019 Pulaski Highway, Baltimore Co., MD
Bunting Door and Hardware
WMI Project No.: 98-111

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has not been reviewed by PDM staff. However, the plan format is similar to that which was submitted to your office in Case No. 91-77 SPHA.

Cordially,



William Monk

Encl.

99-125-SPHA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 24, 1998

Mr. William Monk
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition, 10019 Pulaski Highway, Case #99-125-SPHA

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

October 14, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review (Item #125), 10019 Pulaski Highway, 15th Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,


Jun R. Fernando
Planner II, Zoning Review

JRF:rye

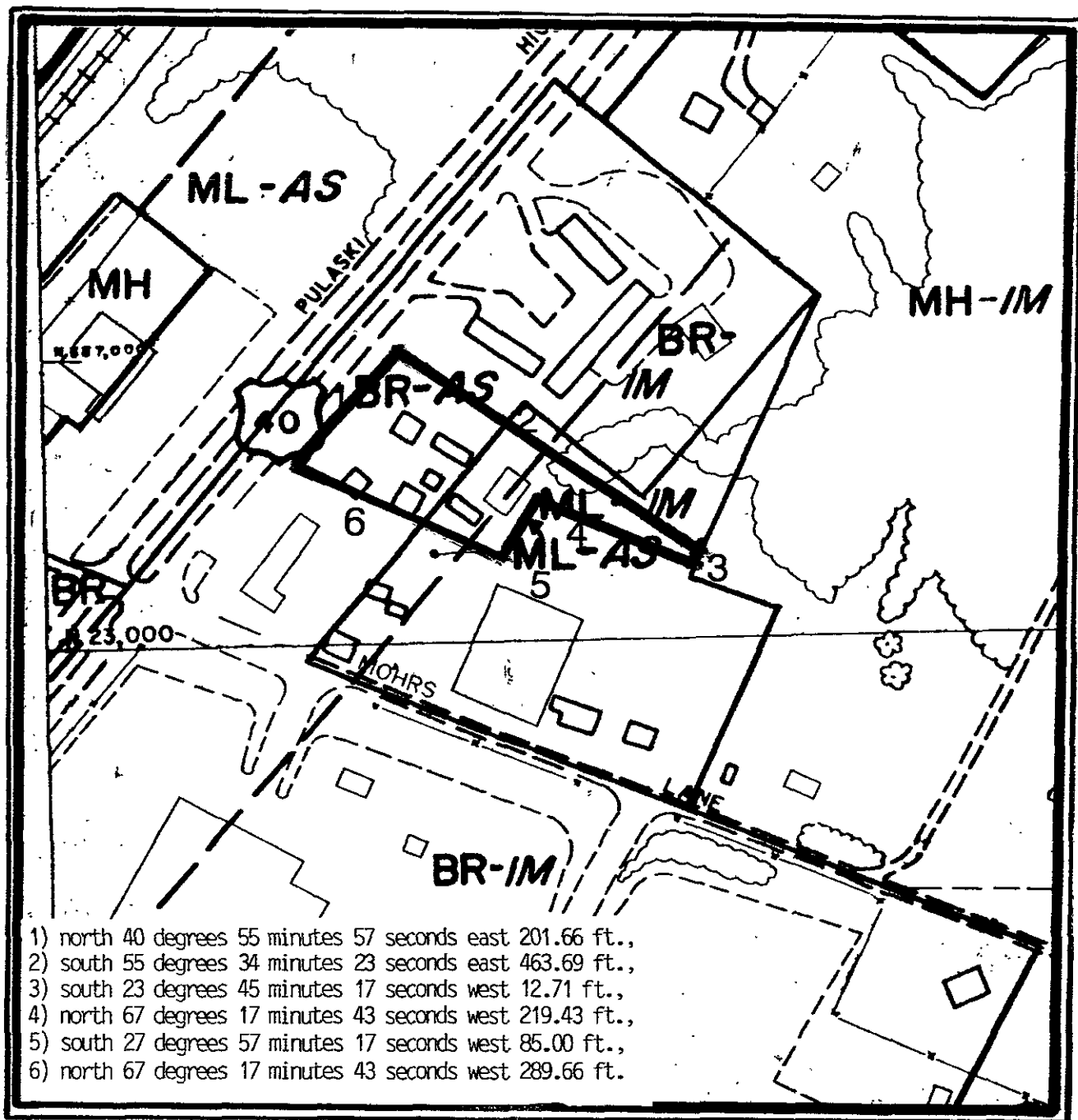
Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



ZONING MAP

SCALE : 1"=200'

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

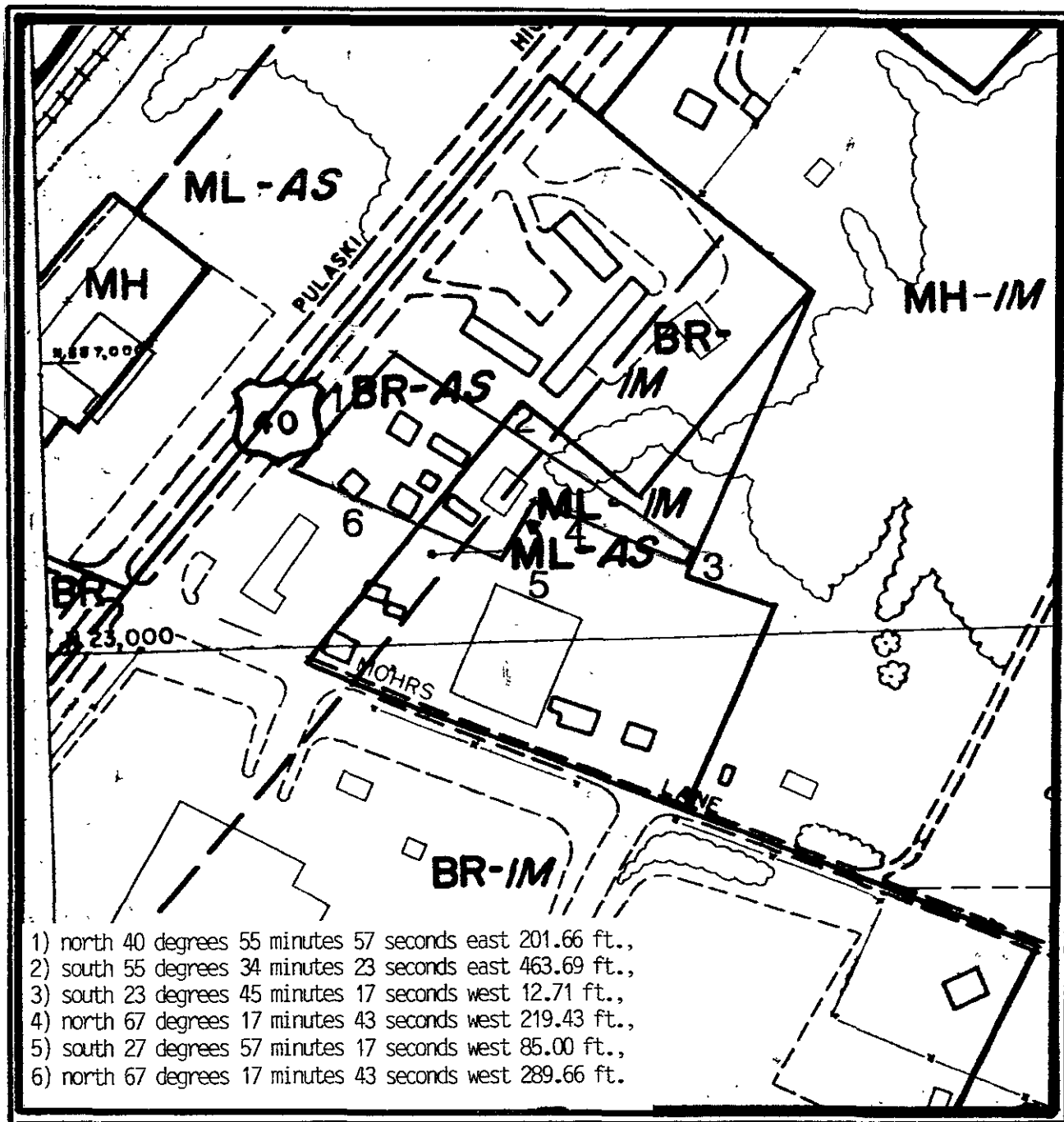
**10019 PULASKI HWY.
 BALTIMORE CO., MD.**

MAP #
 NE 6-I

SCALE
 1" = 200'

FILE #
 98-111

99-125-SPHA



- 1) north 40 degrees 55 minutes 57 seconds east 201.66 ft.,
- 2) south 55 degrees 34 minutes 23 seconds east 463.69 ft.,
- 3) south 23 degrees 45 minutes 17 seconds west 12.71 ft.,
- 4) north 67 degrees 17 minutes 43 seconds west 219.43 ft.,
- 5) south 27 degrees 57 minutes 17 seconds west 85.00 ft.,
- 6) north 67 degrees 17 minutes 43 seconds west 289.66 ft.

ZONING MAP

SCALE: 1"=200'

APPLICANT'S
EXHIBIT 3

WILLIAM MONK, INC.
SITE PLANNING • ENGINEERING
ZONING • DEVELOPMENT SERVICES
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-6
TOWSON, MD 21204
410-494-8931; fax 410-494-9903

10019 PULASKI HWY
BALTIMORE CO., MD.

MAP #
NE 6-1

SCALE
1" = 200'

FILE #
98-111



**ADJACENT LAND USE TO REAR OF BUILDING "D"
WHERE PROPOSED ADDITION TO BE CONSTRUCTED**

4A



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



**EXISTING CONDITIONS YARD/
MATERIALS STORAGE AREA**

4B





**STORAGE AREA
TO NORTH SIDE
OF BLDG. "B"**

EXISTING BUILDING "B"

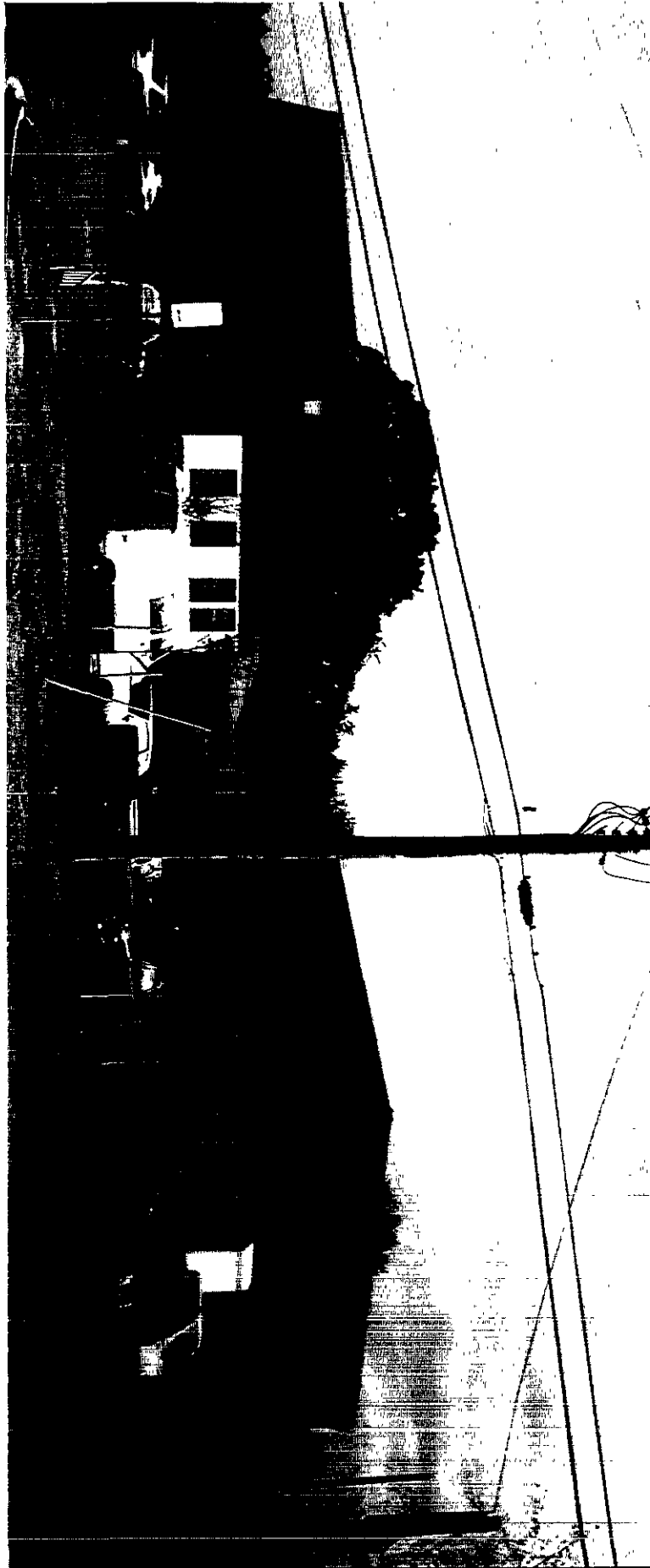
4C



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

**10015-19 PULASKI HIGHWAY
BUNTING DOOR AND HARDWARE**



4D

4E

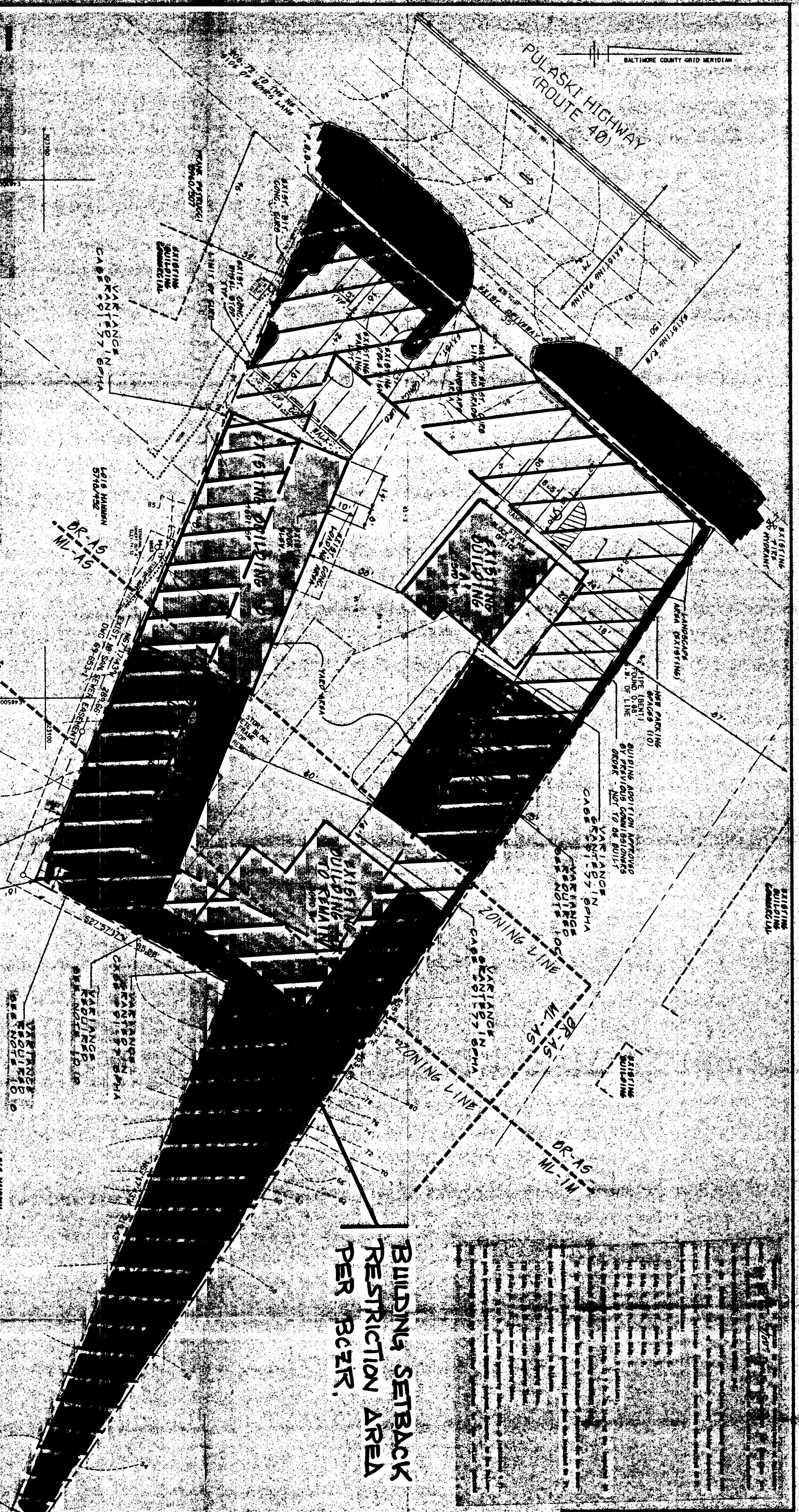
EXISTING LANDSCAPE
IMPROVEMENTS



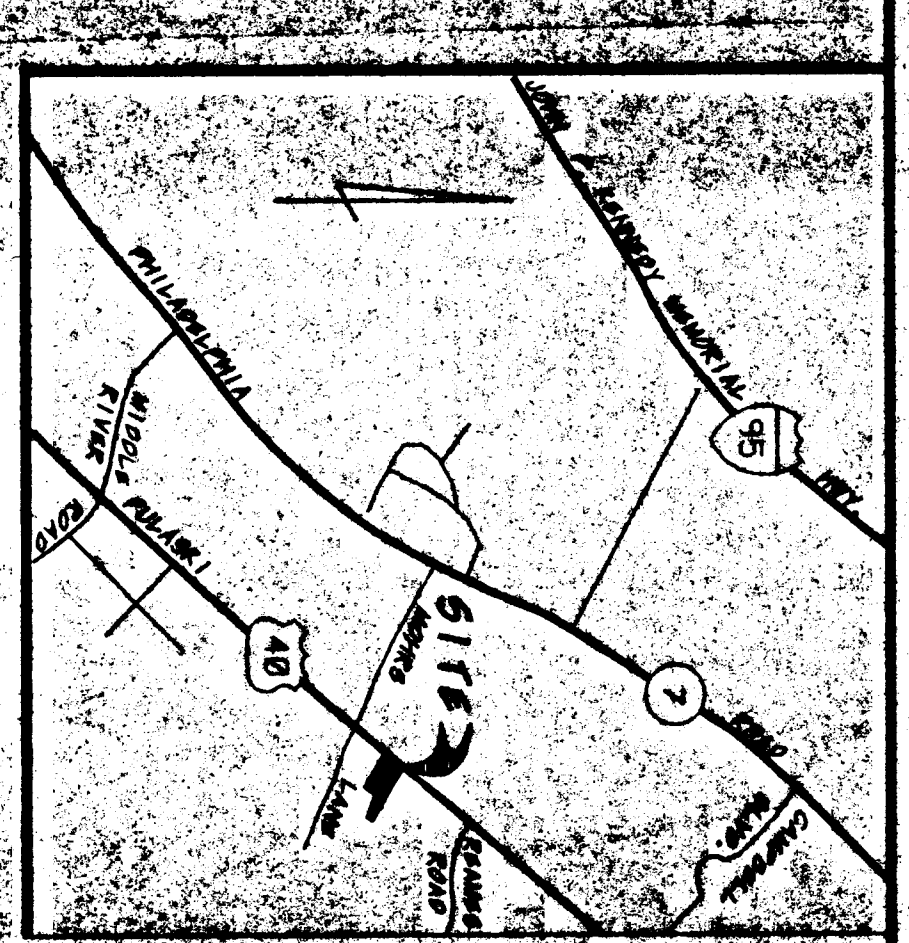
PLANT SCHEDULE						
EX	No.	Botanical Name	Common Name	Size	Contd.	Remarks
1	2	Passiflora	Passiflora	24-36"	Contd.	4'0" C
2	3	Passiflora	Passiflora	24-36"	Contd.	4'0" C
3	4	Passiflora	Passiflora	24-36"	Contd.	4'0" C
4	5	Passiflora	Passiflora	24-36"	Contd.	4'0" C
5	6	Passiflora	Passiflora	24-36"	Contd.	4'0" C
6	7	Passiflora	Passiflora	24-36"	Contd.	4'0" C
7	8	Passiflora	Passiflora	24-36"	Contd.	4'0" C
8	9	Passiflora	Passiflora	24-36"	Contd.	4'0" C
9	10	Passiflora	Passiflora	24-36"	Contd.	4'0" C
10	11	Passiflora	Passiflora	24-36"	Contd.	4'0" C
11	12	Passiflora	Passiflora	24-36"	Contd.	4'0" C
12	13	Passiflora	Passiflora	24-36"	Contd.	4'0" C
13	14	Passiflora	Passiflora	24-36"	Contd.	4'0" C
14	15	Passiflora	Passiflora	24-36"	Contd.	4'0" C
15	16	Passiflora	Passiflora	24-36"	Contd.	4'0" C
16	17	Passiflora	Passiflora	24-36"	Contd.	4'0" C
17	18	Passiflora	Passiflora	24-36"	Contd.	4'0" C
18	19	Passiflora	Passiflora	24-36"	Contd.	4'0" C
19	20	Passiflora	Passiflora	24-36"	Contd.	4'0" C
20	21	Passiflora	Passiflora	24-36"	Contd.	4'0" C
21	22	Passiflora	Passiflora	24-36"	Contd.	4'0" C
22	23	Passiflora	Passiflora	24-36"	Contd.	4'0" C
23	24	Passiflora	Passiflora	24-36"	Contd.	4'0" C
24	25	Passiflora	Passiflora	24-36"	Contd.	4'0" C
25	26	Passiflora	Passiflora	24-36"	Contd.	4'0" C
26	27	Passiflora	Passiflora	24-36"	Contd.	4'0" C
27	28	Passiflora	Passiflora	24-36"	Contd.	4'0" C
28	29	Passiflora	Passiflora	24-36"	Contd.	4'0" C
29	30	Passiflora	Passiflora	24-36"	Contd.	4'0" C
30	31	Passiflora	Passiflora	24-36"	Contd.	4'0" C
31	32	Passiflora	Passiflora	24-36"	Contd.	4'0" C
32	33	Passiflora	Passiflora	24-36"	Contd.	4'0" C
33	34	Passiflora	Passiflora	24-36"	Contd.	4'0" C
34	35	Passiflora	Passiflora	24-36"	Contd.	4'0" C
35	36	Passiflora	Passiflora	24-36"	Contd.	4'0" C
36	37	Passiflora	Passiflora	24-36"	Contd.	4'0" C
37	38	Passiflora	Passiflora	24-36"	Contd.	4'0" C
38	39	Passiflora	Passiflora	24-36"	Contd.	4'0" C
39	40	Passiflora	Passiflora	24-36"	Contd.	4'0" C
40	41	Passiflora	Passiflora	24-36"	Contd.	4'0" C
41	42	Passiflora	Passiflora	24-36"	Contd.	4'0" C
42	43	Passiflora	Passiflora	24-36"	Contd.	4'0" C
43	44	Passiflora	Passiflora	24-36"	Contd.	4'0" C
44	45	Passiflora	Passiflora	24-36"	Contd.	4'0" C
45	46	Passiflora	Passiflora	24-36"	Contd.	4'0" C
46	47	Passiflora	Passiflora	24-36"	Contd.	4'0" C
47	48	Passiflora	Passiflora	24-36"	Contd.	4'0" C
48	49	Passiflora	Passiflora	24-36"	Contd.	4'0" C
49	50	Passiflora	Passiflora	24-36"	Contd.	4'0" C
50	51	Passiflora	Passiflora	24-36"	Contd.	4'0" C
51	52	Passiflora	Passiflora	24-36"	Contd.	4'0" C
52	53	Passiflora	Passiflora	24-36"	Contd.	4'0" C
53	54	Passiflora	Passiflora	24-36"	Contd.	4'0" C
54	55	Passiflora	Passiflora	24-36"	Contd.	4'0" C
55	56	Passiflora	Passiflora	24-36"	Contd.	4'0" C

PULASKI HIGHWAY
(ROUTE 40)

BALTIMORE COUNTY GRID MERIDIAN



BUILDING SETBACK
RESTRICTION AREA
PER BCZR.



VICINITY MAP
SCALE: 1"=2000'



NOTES:
1. THE FOLLOWING INFORMATION IS BASED ON THE RECORDING OF THE BALTIMORE COUNTY ENGINEERING DEPARTMENT, DIVISION OF PUBLIC WORKS, ON DECEMBER 12, 1978.
2. THE BALTIMORE COUNTY ENGINEERING DEPARTMENT, DIVISION OF PUBLIC WORKS, HAS REVIEWED THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS CORRECT AND COMPLETE.
3. THE BALTIMORE COUNTY ENGINEERING DEPARTMENT, DIVISION OF PUBLIC WORKS, HAS REVIEWED THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS CORRECT AND COMPLETE.

William Monk, Inc.
ENGINEERS - PLANNERS - DESIGNERS

**PLAT TO ACCOMPANY
SPECIAL HEARING AND
VARIANCE APPLICATION**

BUNTING DOOR & HARDWARE CO.
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISION	BY	REVISION
9/10/78	BAD	1	PIC	1
9/11/78				